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12 Moira Terrace
Ogmore Vale,
Bridgend,
CF32 7BU

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Asking price **£199,950**

Spacious double fronted, semi detached property with detached garage located on the edge of Ogmore Valley taking in panoramic views

Spacious three bedroom double-fronted semi detached property

Elevated edge-of-valley position with fantastic panoramic views

Detached garage with additional outdoor seating area above

Spacious lounge with wood-burning stove and French doors to front courtyard

Kitchen/diner spanning the full depth of the property

Tiered gardens with patios, decking and seating areas to enjoy the views

Outside WC and useful storage areas

Sought-after Ogmore Vale location close to countryside walks





This charming double-fronted semi-detached home, complete with a detached garage, is ideally located in Ogmore Vale, occupying an elevated position on the edge of the Valley and enjoying truly fantastic, far-reaching views. Built in the early 1900s, the property blends period character with practical living and has been a much-loved family home since 2015. With spacious accommodation arranged over two floors including a lounge with wood burning fire and farmhouse style kitchen, there are attractive outdoor seating areas, and multiple vantage points from which to enjoy the scenery. Set above the Village, the property makes the most of its enviable outlook across the surrounding countryside, offering a peaceful setting while remaining conveniently positioned for local amenities.

Ground Floor The lounge is a spacious and welcoming area, featuring a UPVC double-glazed door opening directly into the room. A large central fireplace with wood-burning stove forms an attractive focal point, set within a stone and brick surround with a wooden mantel. French doors to the front open onto the front garden, allowing an abundance of natural light and offering stunning views across the surrounding countryside. The room is fitted with carpet and benefits from vertical radiators, a staircase rising to the first floor, a small rear window, and a stable door providing access to the kitchen diner. The kitchen/diner spans the full depth of the property and is a generous, light-filled space with window to the front taking full advantage of the views and a window to the rear while a UPVC stable door provides access to the rear of the property. The kitchen is fitted with a range of base, wall and drawer units, including display cabinets and a built-in wine rack. There is a 1.5 bowl sink with pillar tap, laminate work surfaces, space for a washing machine, freestanding cooker with extractor hood above, and space for a fridge/freezer. The walls are part tiled, and there is ample room for a farmhouse-style dining table. The room is finished with tiled flooring and a decorative internal window and stable door leading back into the lounge.

First Floor The stairs and landing are carpeted. The landing provides access to three bedrooms and the family bathroom and features a rear window overlooking the garden along with a power point. Bedroom one is a generous double room with fitted wardrobes, including over-bed storage. A front-facing window enjoys views over the surrounding mountains, and the

room is finished with fitted carpet. Bedroom two is another spacious double room with a front-facing window offering similar open views. There is plenty of space for a double bed, wardrobes and additional furniture, and the room is also carpeted. Bedroom three is a good-sized single room with fitted carpet and a rear-facing window overlooking the garden. A loft hatch provides access to the attic, which is partially boarded and benefits from lighting. The bathroom comprises a fitted suite including a panelled bath with shower attachment, vanity unit with wash basin, and WC. There is extensive built-in storage, a fitted mirror with integrated lighting, glass shelving, and a heated towel rail. The walls are fully tiled, with vinyl flooring, a pitched ceiling with spotlights, extractor fan, and a large skylight window providing natural light.

Outside The property is approached via steps leading up to its elevated position, allowing it to enjoy far-reaching views across the surrounding Valley. The front garden is laid to patio and enclosed by stone-built walls

and wooden fencing, creating an ideal seating area to fully appreciate the outlook.

A detached garage is located to the side of the property, with an up-and-over door. A wooden staircase leads above the garage to a decked seating area, with artificial grass and is enclosed by wooden balustrade — another fantastic space for outdoor seating and entertaining while enjoying the views. A pathway runs along the side of the property to the rear, where there is an open area providing bin storage and access to the back of the house. There is also a useful outside WC with a UPVC double-glazed door, housing a WC and the wall-mounted combi boiler. Steps lead up to the tiered rear garden. The upper level is laid with decorative chippings and bordered by rockery features. The garden is well stocked with decorative shrubs and trees and also benefits from storage sheds.





Tenure

Freehold

Services

All mains services

Council Tax Band E

EPC Rating D

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

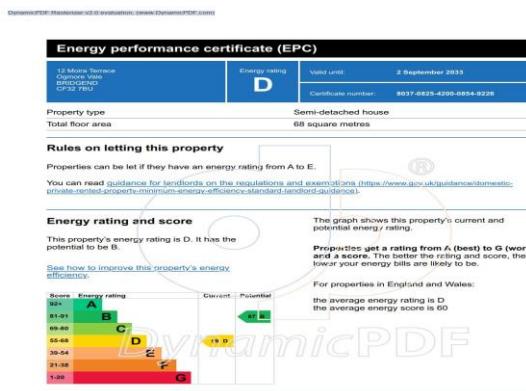
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be **NO SALE, NO FEE**.



Directions

From Junction 36 of the M4, proceed along the A4061 signposted Bryncethin. Travel through the set of traffic lights and at the roundabout, take the second exit continuing along the A4061. Proceed along this route travelling through Blackmill Village and Pantyrawel Village. As you arrive to Ogmore Vale, continue along the main road, High Street, turn left onto Commercial Street, at the the T junction, turn right then an immediate left onto Ardwyn Place. Follow uphill and follow the road around to the right on Spion Kop. Follow the incline and turn left onto Moira Place where the property can be found on the right hand side as indicated by our for sale board.

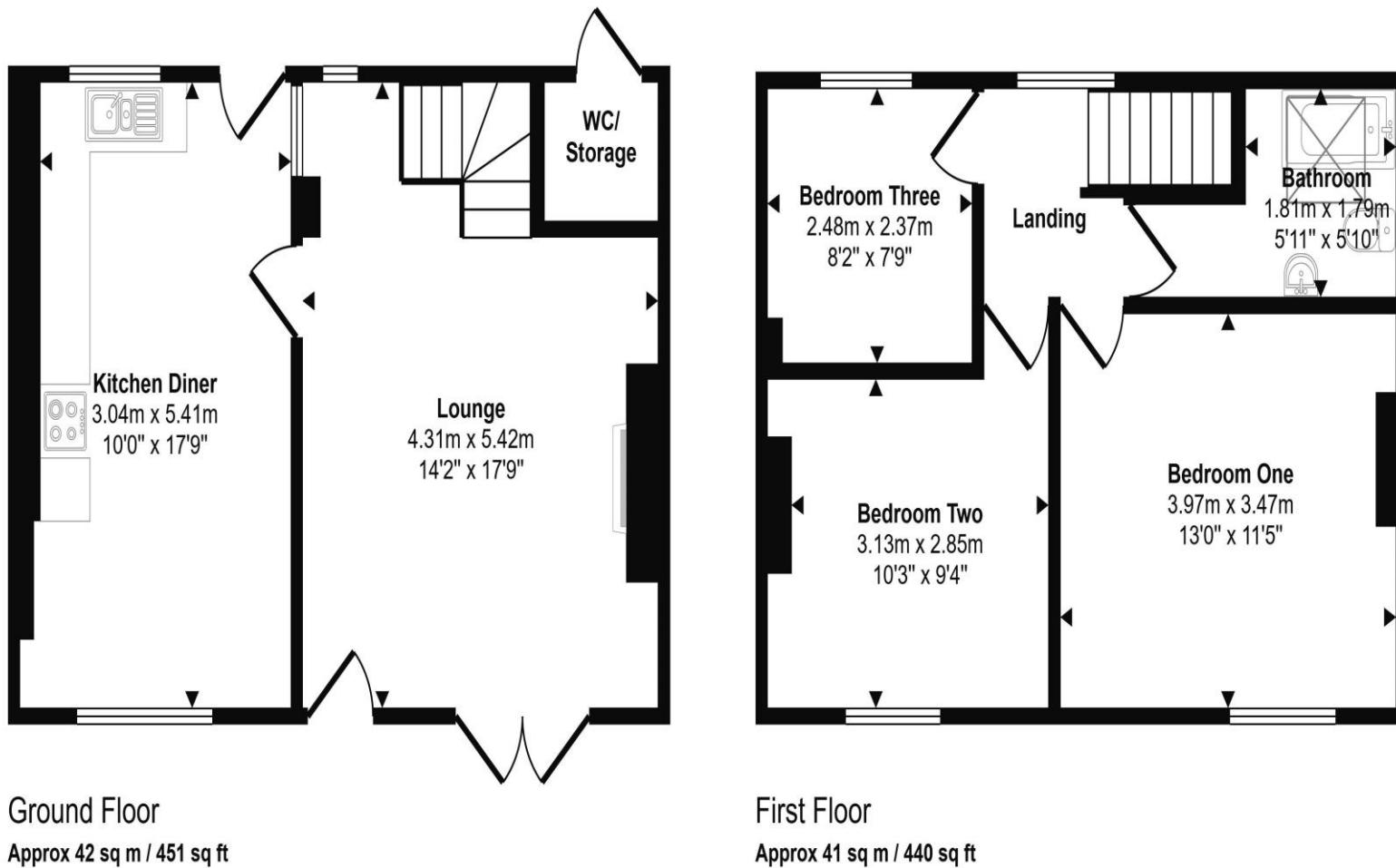
Viewing strictly by appointment
through Herbert R Thomas
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
83 sq m / 891 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

